



**10/3 Queen's Park Avenue**  
Edinburgh, EH8 7EE

A



*"Queens Park Avenue is a bright and sunny, south-east facing second-floor flat, beautifully presented and offering a versatile layout"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- DINING ROOM/BEDROOM TWO (DOUBLE)
- BEDROOM ONE (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR COMMUNAL GARDEN
- ON STREET PARKING













## LOCATION

Bordered by Holyrood Park, one of Edinburgh's most breath-taking green spaces and home to the majestic Arthur's Seat, the area of Meadowbank lies only a mile east of the city centre. The property is within easy walking distance of the world-class amenities the capital has to offer. This bustling city area is well-served by local shops and enjoys a vibrant social scene with an eclectic array of cosy pubs, cafés, and multi-ethnic eateries. In addition to smaller independent retail outlets, Meadowbank Shopping Park provides residents with a great selection of high street stores and a large Sainsbury's supermarket. For outdoor recreation, Meadowbank's proximity to Holyrood Park provides a country-style oasis right on its doorstep and thanks to the area's easterly position, Portobello's picturesque sandy seafront is just a 20-minute bus or car journey away. Meadowbank's main thoroughfare provides a swift route into the city centre, as well as to the A1 and Edinburgh City Bypass. Fantastic 24-hour bus links also run from the area across Edinburgh and further afield.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



## DESCRIPTION

Queens Park Avenue is a bright and sunny, south-east facing second-floor flat, beautifully presented and offering a versatile layout. Set within a traditional tenement building adjacent to the stunning Holyrood Park, the property features generously proportioned living space and would be perfect for couples, or small families. The accommodation comprises: a welcoming reception hallway with excellent storage and a secure entry phone system; an elegant bay-windowed living room featuring ornate cornicing, original stripped hardwood flooring, a charming fireplace, and tranquil views towards Holyrood Park; a spacious dining room, adaptable as a second double bedroom; a modern internal kitchen with integrated appliances and ample storage; a generous rear-facing bedroom 1 with built-in cupboards and wardrobe space; double bedroom 3; and a contemporary bathroom with a mains shower over the bath which completes the accommodation on offer. Additional features include gas central heating, double glazing, ample storage throughout, a communal rear garden, and unrestricted on-street parking.

## EPC RATING

The energy efficiency rating for this property is band C.



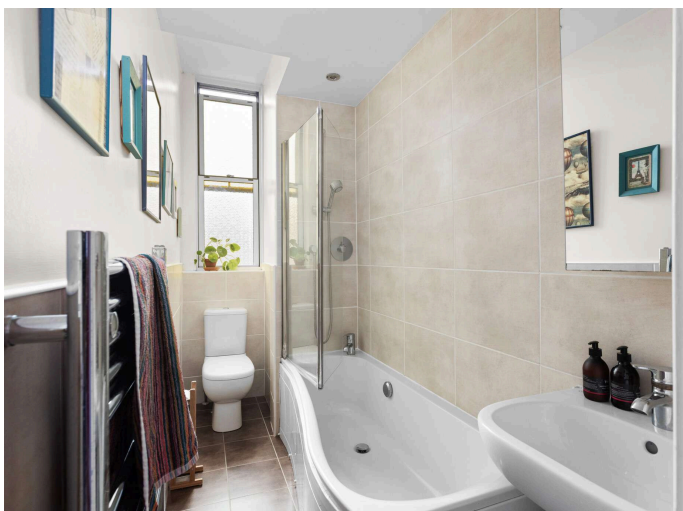
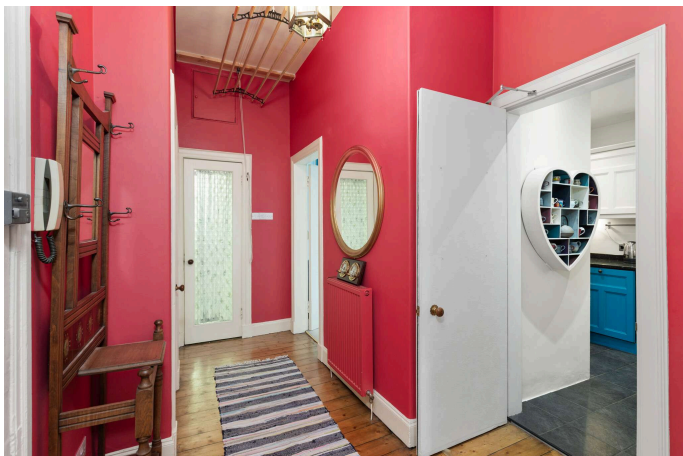




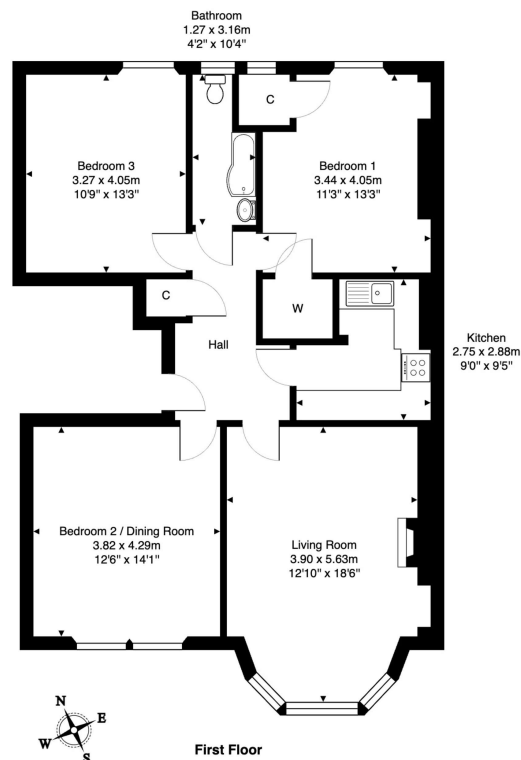
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 88.9 m<sup>2</sup> ... 957 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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